WARRANTY DEED

BOOK 10123 PG 897

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 12,000.00

Ronald B. Webb Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES: 12/5/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RONALD B. WEBB, SR. (NAME)	SAME (NAME)	Map 82-8
3216 Dancrest Drive (ADDRESS)	(ADDRESS)	Parcel 38
Nashville TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ARDELL GROVES AND WIFE, KIYOKO GROVES, BY AND THROUGH CLEO GROVES AS ATTORNEY IN FACT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD B. WEBB, SR. AND WIFE, ANNA MARIE WEBB

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the south 40 feet of the east 150 feet of Lot No. 1, Block "B" on the plan of the Re-Subdivision of Block "A" and "B" on the Bransford Realty Company's Subdivision of the McWhorter Tract and the Love McFerrin Tract, as of record in Book 421, page 114, Register's Office for said County.

Said part of Lot No. 1 fronts 40 feet on the westerly side of Fite Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to ARDELL GROVES AND WIFE, KIYOKO GROVES by Deed of record in Book 2598, page 361, Register's Office for Davidson County, Tennessee.

Cleo Groves executes this instrument as Attorney In Fact for Ardell Groves and wife, Kiyoko Groves, pursuant to Special Power Of Attorney recorded simultaneously herewith.

0206263
IDENTIFICATION REFERENCE

96 JUL 23 AM 10:12
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL FAN

unimproved ( )
This is improved (X) property, known as 700 NEILL AVENUE, NASHVILLE, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 19th day of July, 19 96

Ardell Groves
ARDELL GROVES

BY: Cleo Groves
CLEO GROVES, ATTORNEY IN FACT

Kiyoko Groves
KIYOKO GROVES

BY: Cleo Groves
CLEO GROVES, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10128 PG 898

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named [illegible]

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 19th day of July 19 96.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, CLEO GROVES, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for ARDELL GROVES ET UX, KIYOKO GROVES and is authorized by ARDELL GROVES ET UX, KIYOKO GROVES to execute this instrument on their behalf.

Witness my hand and official seal this 19th day of July, 1996.

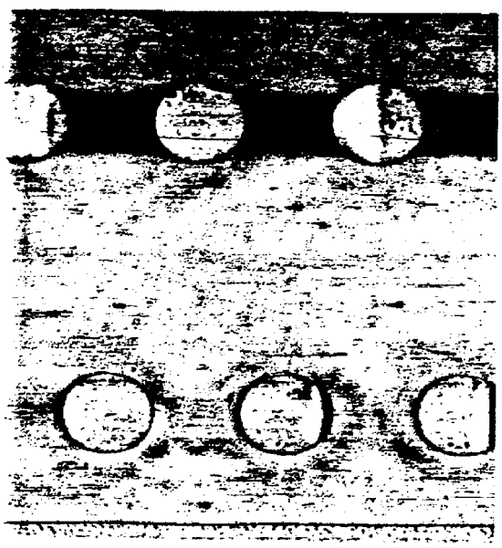
Carolyn Adams
NOTARY PUBLIC

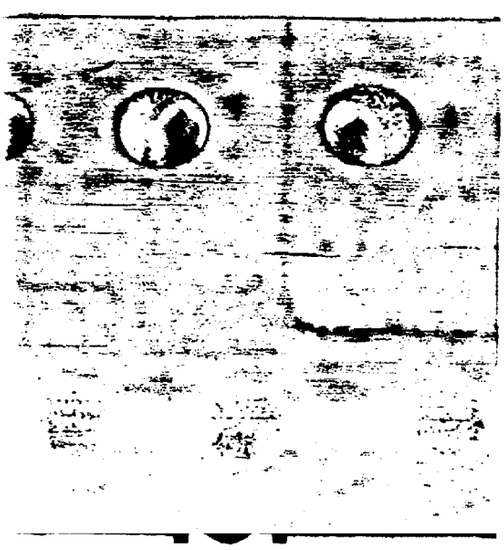
My commission expires: 11/20/96

CAROLYN ADAMS NOTARY PUBLIC AT LAW

B144 07/23 0101 03CHECK

53.40





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10128 PG 899

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 12000.00
CON TX 44.40
PRFEE 1.00
WDEED 8.00
TOTAL 53.40
CHECK 53.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/23/96 01 10:21 0001 0144

0206263
IDENTIF. & REFERENCE

96 JUL 23 AM 10: 13

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1065778

Sub. & Lot No. or other identification

Lot #126 on the Plan of Echo Hill Estates

Amount of Note:
$14,000

BOOK 10123 PG 900

This instrument prepared by:
Shelia Huey
Bank of Goodlettsville
Goodlettsville, Tenn.

The undersigned BANK OF GOODLETTSVILLE, hereby declares that he was the true and lawful holder and owner at the time of payment of the entire indebtedness fully described in and secured by a lien in the deed: Deed of Trust; and, or

Mortgage from ~~John Kenneth Bailey and wife Laura Ann Bailey~~

to Daniel R. Hawkins, Trustee of record in Book 9722 page 961

Register's Office for Davidson County, Tennessee, to which reference is here made, and hereby acknowledged the payment in full of said indebtedness and the satisfaction and discharge of said lien.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF he has hereunto subscribed his name on this the 19th

day of July, 19 96.

Attest: Shelia Huey

BANK OF GOODLETTSVILLE
Charles H. Kemp
Charles H. Kemp
Vice President

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Charles H. Kemp with whom I am personally acquainted and who upon his oath acknowledged himself the Vice President of the Bank of Goodlettsville, Goodlettsville, Tennessee, and the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument by the said Charles H. Kemp as such Vice President

Witness my hand and official seal at the office at Goodlettsville, Tennessee, this 19th day of July, 19 96.

Tina M Gabbard
Notary Public

My commission expires 9-27-97

FULL RELEASE OF LIEN

Bank of Goodlettsville
Goodlettsville, Tennessee
to

96 JUL 23 AM 10: 13
FELIX Z. HASKINS, REGISTER
DAVIDSON COUNTY, TN.

0206264
IDENTIFICATION REFERENCE

96145 07/23 0101 03CHECK 4.00

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED